



**Connells**

The Narbury Knapps  
Shillingstone Blandford Forum



## Property Description

A stunningly presented three bedroom detached Family Home situated in the village of Shillingstone in the Blackmore Vale, on the River Stour between Sturminster Newton and Blandford Forum.

The Village boasts a Church of England Primary school and the independent Hanford School is just outside the village, there are also High Schools in both Blandford Forum and Sturminster Newton as well as a range of independent schools including Clayesmore and Bryanston. There is also a shop, a post office and a public house and a Cafe' at Shillingstone Railway Station.

Shillingstone is surrounded by beautiful Dorset Countryside and many marvellous walks including the Dorset Trailway, passing through a variety of environments.

## Entrance Porch

4' 9" x 3' 6" ( 1.45m x 1.07m )

Wood effect double glazed door with door to front room and radiator,

## Lounge

13' 2" x 10' 11" ( 4.01m x 3.33m )

Fully carpeted with double glazed front aspect windows and radiator below, TV point, door to hall and double folding doors to dining room.

## Dining Room

10' 10" x 10' 10" ( 3.30m x 3.30m )

Laminated wooden effect flooring with double glazed front aspect window with radiator below, double doors to conservatory and door to kitchen.

## Conservatory

8' 11" x 8' 2" ( 2.72m x 2.49m )

Laminated wooden effect flooring with full 360 glass window view, radiator and double door to rear garden.

## Kitchen

19' 9" x 12' 8" ( 6.02m x 3.86m )

Limestone effect tiled flooring with double glazed side and rear aspect window, range of wall and base unit with undercounter lighting and granite effect worktop, 1 1/2 sink and drainer with mixer taps, 4 ring gas hob with splashback, extractor fan and hood over, integrated eye level fan oven, wall mounted combi boiler and TV point.

## Utility Room

14' 3" x 7' 7" ( 4.34m x 2.31m )

Limestone effect tiled flooring with double glazed rear aspect window and door to garden, base units with granite effect worktop, radiator and space for washing machine, tumble dryer, dishwasher and fridge freezer and telephone point.

### Downstairs WC

6' 10" x 3' 1" ( 2.08m x 0.94m )

Double glazed rear aspect obstruct window with tiled flooring and part tiled walls, low level WC, hand wash basin with mixer taps, radiator and extractor fan.

### Shower Room

13' 2" x 5' 8" ( 4.01m x 1.73m )

Double glazed rear aspect obstruct window with tiled flooring and part tiled walls, low level WC, hand wash basin with mixer taps and mirrored vanity unit over, walk in double base shower with glass screen, heated towel rail, radiator and extractor fan.

### Bedroom 1

14' 8" x 10' 11" ( 4.47m x 3.33m )

Fully carpeted with double glazed front aspect windows, radiator.

### Bedroom 2

11' x 9' 8" ( 3.35m x 2.95m )

Fully carpeted with double glazed rear aspect window, radiator and built in wardrobe and telephone point.

### Bedroom 3

13' 3" x 8' 2" ( 4.04m x 2.49m )

Fully carpeted with double glazed side aspect window and radiator.

### Front Garden

Part laid to lawn with a patio walkway that laps the property with mature shrubs and bushes.

### Rear Garden

Part laid to lawn and part patio that laps the property with mature shrubs and bushes, with 2 raised decked areas and a raised Indian stone area with a shed, gazebo and lawn boarders its the perfect garden to sit back and take in the breathtaking country views.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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